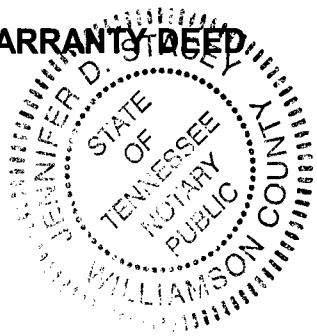
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 815431 **DEEDWARRSP**
03/04/2022 10:03:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220304-0024846

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grandview Custom Homes, LLC 528A Donelson Pike Nashville, TN 37214	New Owner	87100A30700CO & 87100A30400CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Grandview Custom Homes, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 304 and 307 on the plan of FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 3, as shown on plat of record in Instrument No. 20200828-0097747, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Lux Development Group, LLC, a Tennessee limited company by Quitclaim Deed dated 03/25/2018, from The Wise Group, Inc., a Tennessee corporation, of record in Instrument 20180928-0096540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years which have been assumed by Grantee; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: Lot Nos. 304 and 307 Reserve at Aarons Cress, Hermitage, TN 37076

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 3rd day of March, 2022.

The Lux Development Group, LLC

BY: Alan R Wise

Alan R. Wise
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of The Lux Development Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand, at office, this 3rd day of March, 2022.

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer Stacey
My Commission Expires: 10/11/25
NOTARY PUBLIC